

# 8 interesting facts that a good construction estimation takes into account

## 1 False benchmarks



In Greater London construction costs may vary **between £500 and £5000** per square meter.

## 2 Building material cost variability



Cost of materials can increase up to **15% in one year**.

## 3 Known unknowns



A good estimate predicts **likely surprises** like contaminated soil or a deteriorated brick wall.

## 4 Weather



Rainy weather can double excavation time; snow can easily cause **4-week delays** in suppliers' deliveries.

## 5 Population density



**Dealing with neighbours** to get access and agree on work hours and compensations can be costly.

## 6 Unclear requirements



Missing or unclear specs impact the cost. For example the price of bathroom tiles can vary **from £5 to £500** per sqm..

## 7 Design oversights



Human **errors are inevitable**, like inaccurate window counting in a big building.

## 8 Preparation & planning



For example, **schedule and budget** need to consider the use of a crane if big windows cannot be moved inside a building.

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